

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 52603

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3-8-0360-05-6

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2246 IDOLLA CT TAX SCHEDULE NO. 2945-101-10-001

SUBDIVISION LOT 1 ENCANTE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING _____ BLK _____ LOT LOT 1 SQ. FT. OF EXISTING BLDG(S) 1800 ± 2000

(1) OWNER CLIFFORD L & VELMA M. MOORE NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2246 IDOLLA CT.

(1) TELEPHONE 243-4776 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT CLIFFORD MOORE USE OF EXISTING BLDGS DWELLING

(2) ADDRESS 2246 IDOLLA CT DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-4776 CARAGE - SHOP (NOT ATTACHED)

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 3' from from PL Rear 10' or easement from PL
lane

Maximum Height 32'

Parking Req'mt _____
Special Conditions _____

CENS.T. 4 T.ZONE 10 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Clifford Moore Date June 21 1995

Department Approval Ronnie Edwards Date 6/21/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Melba Fowler Date 6-21-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NORTH ↑

589° 37' 00" E 186.00'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Ronnie 6/21/95

EXISTING DWELLING

10' UTILITY EASEMENT

DRIVE WAY

Proposed SHOP

20x24

10' UTILITY & IRRIGATION EASEMENT

500° 23' 00" W 130.0

167.69

IDELLA CT.

N. 89° 37' 00" E 152.67'

SCALE 1" = 30'

Residents - CLIFFORD L. & VELMA MOORE
2246 IDELLA CT
GRAND JET 31525

Proposed SHOP/STORAGE
20x24x10
FRAME CONSTRUCTION (KIT FROM LUMBER CO.)
NO PLUMBING